



  
**RUSSEN & TURNER**  
[www.russenandturner.co.uk](http://www.russenandturner.co.uk)

**Woodcroft, Common Road, West Bilney**

King's Lynn PE32 1JX

Guide Price

**£825,000 - £875,000**

**Bedrooms: 6 | Bathrooms: 5 | Receptions: 4**

**GUIDE PRICE £825,000 - £875,000.** Tucked away in the heart of West Bilney's enchanting Scots pine woodland, this quite remarkable barn-style home offers a lifestyle that feels a world away from the everyday. Approached via a bridleway through Forestry Commission land, the sense of arrival alone sets the tone for something truly special. Mark Lock at R&T, describes this as one of his favourite instructions in over 30 years, in no small part due to its breath-taking, peaceful setting.

Set within grounds of around an acre, the property blends space, versatility and charm in equal measure. The main home offers beautifully proportioned accommodation, where a welcoming entrance vestibule with brick-tiled floor leads through to a series of generous rooms, perfectly suited to both family life and entertaining. The 21ft lounge, centred around a striking inglenook fireplace, is full of warmth and character, while the dining area flows effortlessly into a well-appointed kitchen with central island, quartz worktops and adjoining utility.

A true highlight is the stunning 44ft orangery, an exceptional space flooded with natural light, with four sets of French doors opening onto the gardens, creating a seamless connection between inside and out.

Upstairs, the sense of space continues with five impressive double bedrooms arranged across the upper floors. Several enjoy luxurious en-suites, including two with four-piece suites, while others benefit from balconies or Juliette balconies, perfectly positioned to take in the surrounding countryside views. The second-floor galleried landing provides a fantastic study area, an inspiring spot to work, read or simply pause and take in the setting.

The property's flexibility is further enhanced by a superb self-contained annexe, ideal for multi-generational living, guest accommodation or even as a holiday let. With its own spacious lounge featuring a wood-burning stove, a bright kitchen/breakfast room with central island, and a substantial bedroom suite with en-suite, it offers independence without compromise.

Outside, the grounds are as impressive as the home itself. Mature gardens wrap around the property, complemented by a range of useful outbuildings including a 19ft summerhouse, a Dutch-style barn/workshop and a 20ft open cart shed providing ample covered parking, alongside extensive parking.

**For those seeking something truly unique, a home that offers space, privacy, versatility and a setting that is simply hard to replicate – this is an opportunity not to be missed.**

**Tenure: Freehold**

**Property Type: Detached House**

- GUIDE PRICE £825,000 to £875,000
- Woodland setting
- Self contained annex
- 5 Bedrooms
- 4 Ensuites
- 44ft Orangery
- Approximatley 1 Acre (sts)
- No Chain
- Several outbuildings
- Fantastic opportunity

Disclaimer

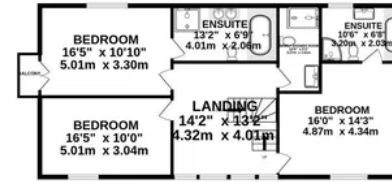
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



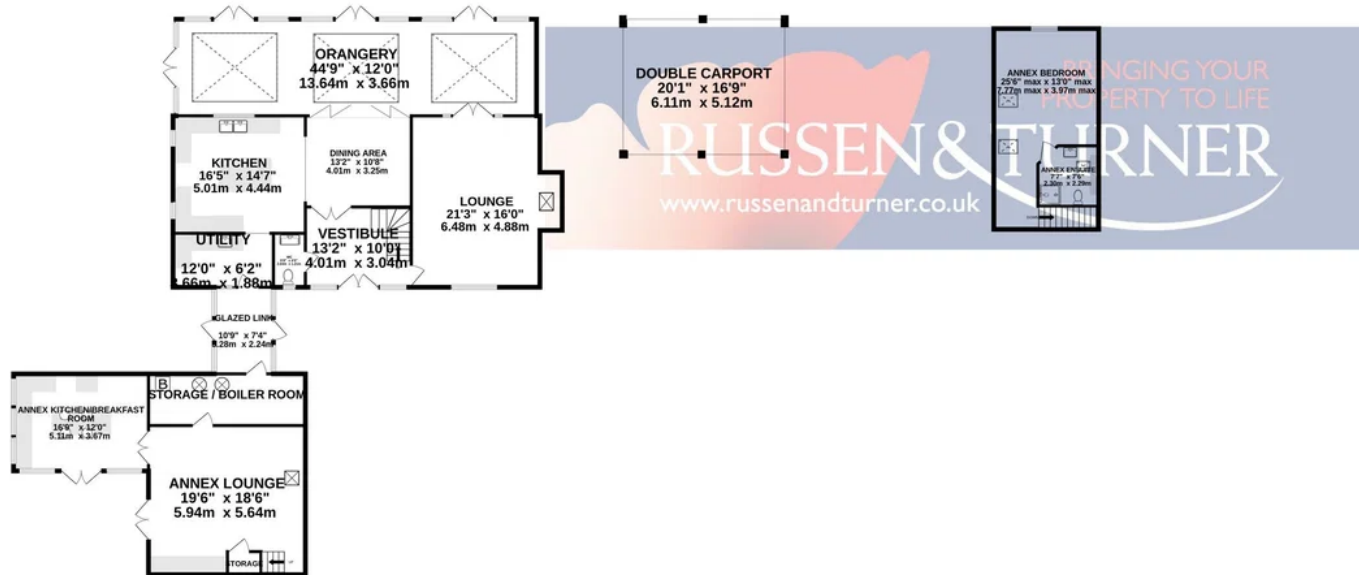
GROUND FLOOR  
2885 sq.ft. (268.1 sq.m.) approx.



1ST FLOOR  
1307 sq.ft. (121.4 sq.m.) approx.



2ND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 4862 sq.ft. (451.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

